

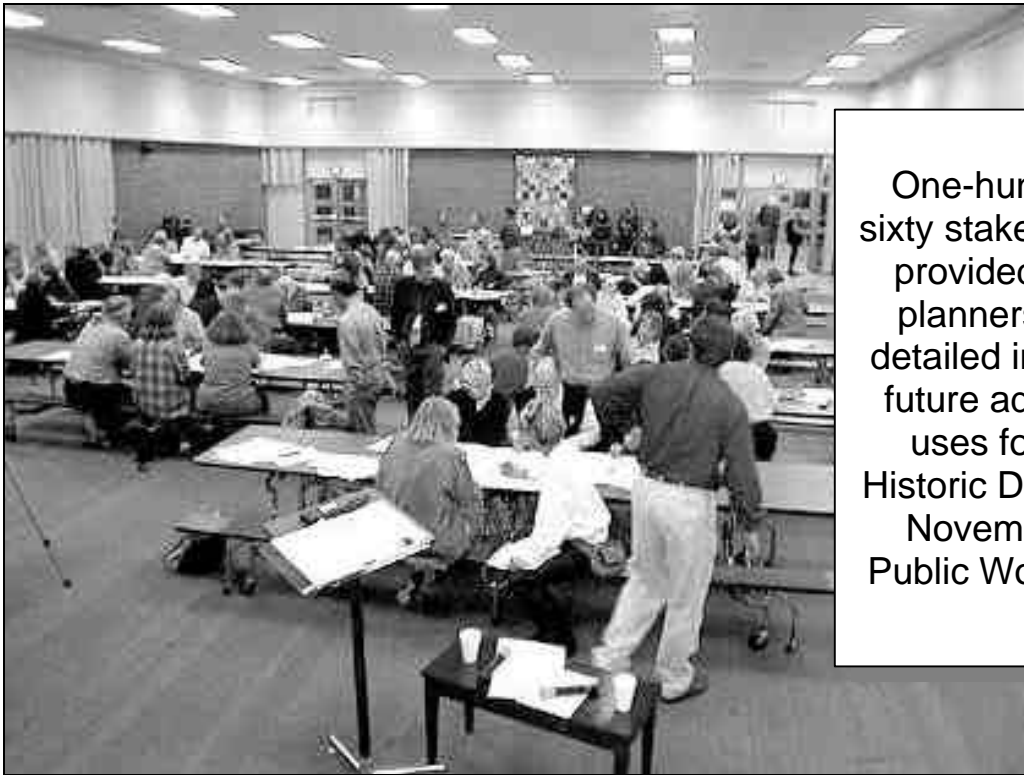
# Crystal Cove Historic District

Newsletter #4

Preservation and Public Use Plan—Crystal Cove State Park

December 2001

## ***Successful Public Workshop generates ideas that State Parks will use in Preservation and Public Use Plan***



One-hundred-sixty stakeholders provided park planners with detailed input on future adaptive uses for the Historic District at November 1 Public Workshop

- ☐ **Preserve natural values of creek, bluffs, beach, and tidepools**
- ☐ **Preserve the character and historic setting of Crystal Cove**
- ☐ **Don't overuse or overdevelop the Historic District**
- ☐ **Provide full public access (no exclusive uses for any group)**
- ☐ **Limit parking within the historic district**
- ☐ **Reduce number of cottages used for Park Operations**
- ☐ **Combine park interpretation and community educational programs**

## ***Planning process explores how best to restore, preserve, and enjoy Crystal Cove's unique park values***

The California Department of Parks and Recreation is currently working with the public to complete the *Crystal Cove Historic District Preservation and Public Use Plan*. This long-range plan will recommend how we restore, preserve, and enjoy the cultural and natural resources of this unique area, including the adaptive uses for the district's 46 historic cottages.

The 1982 *Historic District Development and Public Use Plan* defines our overall planning objectives: "First, to preserve and protect the special quality of this unique example of a Southern California beach community; and second, to provide full public use and enjoyment in a manner consistent with the preservation purpose."

### ***The planning context of Public Workshop #2***

Newsletter #1 announced Public Workshop #1 and provided background and goals for our planning process. Workshop #1, held last April, was a forum for stakeholders to tell us how they wanted to preserve and use the Crystal Cove Historic District. We received 283 comments and 19 cottage adaptive use proposals during the April workshop and from returned surveys and letters.

Newsletter #2, sent out in May, summarized all this public input and planning documents were posted on the park Web site. The planning staff met with interest groups in July and September to clarify concerns and recommendations.

Newsletter #3 announced the November workshop. To help focus public input at November's Workshop #2, State Park planners proposed four public use programs based on input received from Public Workshop #1 and other considerations. These programs were: 1) State Park Operations & Interpretation Program, 2) Overnight Cottage Rentals Program, 3) Crystal Cove Culture, Arts, Research, and Environmental Program (CARE Program), and 4) Beach Store/Snack Bar Operation. These four inter-related and mutually-supporting public use programs all focus on building, maintaining, and making available for public enjoyment a new public use Crystal Cove community and its cultural, natural, and recreational values.

Based on these four public use programs, staff developed a working document entitled: "*Public Use Vision for the Crystal Cove Historic District*." The *Public Use Vision* established the values, goals, and objectives that will guide the selection and adaptation of cottages to fulfill the functions of these four programs. Staff also developed a working document that outlines projected minimal facility requirements needed to implement these programs. This document is entitled "*Preliminary Assessment of Facility Requirements for Implementing Crystal Cove Historic District Public Use Programs*." These two documents helped focus public dialogue about how best to preserve and enjoy the natural and cultural resources of the district. These documents can be found on the State Parks Web site.

## ***Public Workshop #2: “Evaluating Program Options”***

Workshop #2 focused on detailed public input concerning the future adaptive uses of the buildings and site of Crystal Cove Historic District. This meeting was held on November 1, 2001 in Corona del Mar and was attended by about 160 people.

During the workshop we conducted three exercises aimed at surveying participant response to these four questions: 1) *what are the pros and cons of the four proposed programs and what is the community support for them?* 2) *how many cottages do we want to dedicate to each of the four programs and how should the cottages be treated?*, 3) *where do we want to locate these programs in the historic district?* and, 4) *when do we want to develop these programs?*

Exercise #1, ***Developing Individual Recommendations***, focused on individuals filling out their own worksheet addressing the above-listed questions. Exercise #2, ***Developing Consensus Recommendations at Input Tables***, gave participants the opportunity to work in a small group to develop consensus responses to these same questions. Exercise #3, ***Surveying Consensus Recommendations from Input Tables***, allowed a spokesperson for each table to present their table’s responses before the entire gathering. Individuals also had an opportunity to mail in their individual answers to these four questions by worksheet or by letter.



### ***See Web site for planning documents***

To review planning documents, please access the Crystal Cove Web site at [www.parks.ca.gov](http://www.parks.ca.gov) and click on the lower right “Featured Links” button: “Public Use Vision for Crystal Cove Historic District”

## ***What we learned at Public Workshop #2***

About two-thirds of workshop attendees (107 people) completed and submitted the worksheet and participated in the consensus table exercise (113 people). We received three letters following the workshop. All responses were tallied and analyzed for comments. One-hundred and one respondents (about 94%) recommended that most of the cottages be restored and used. Six respondents (about 6%) recommended that 90% or more of the cottages be torn down.

The range of numbers and percentages in the following tabulation reflects two interpretations of the data. The first number represents the average number or percentage resulting from using the full 107 respondents as the divider. The second number represents the average number or percentage resulting from using the 101 respondents who support using 90% or more of the cottages as the divider. The difference in the results is slight (dropping the number of cottages recommended for Park Operations, Overnight Rentals, and the CARE Program by about 1 cottage each). Note: see our Web site for information and newsletters concerning this planning process.

***Input from all three workshop exercises is summarized below:***

**Workshop #2 Results: General Comments**

- ❑ Preserve natural values of creek, bluffs, beach, and tidepools.
- ❑ Preserve the seclusion and character of Crystal Cove.
- ❑ Don't overuse or overdevelop the Historic District (some want no or limited sewer hook-ups, no seawalls, or no retaining walls).
- ❑ Provide full public access (no exclusive uses for any group).
- ❑ Limit parking within the historic district.
- ❑ Don't restore cottages in poor condition (too costly).
- ❑ Appropriately-designed new buildings are acceptable (for limited public uses like restrooms and a visitor center).

**Workshop #2 Results: Park Operations and Interpretation Program**

**Number of cottages:** The average number of cottages recommended for each of the four programs by individual respondents: **8-9 cottages**

**Phase 1:** The percentage of respondents or consensus tables supporting this program being implemented in the first phase of development.

Individual Input: **66-70%**      Consensus Table Input: **67%**

**Location of Program in Central Area:** The percentage of respondents or consensus tables supporting this program being located in the "Hollow" and in the "Historic District Center"

Individual Input: **33-35%**      Consensus Table Input: **50%**

**The more common comments and concerns expressed on the surveys, received in letters, or made in the consensus table presentations:**

- ❑ Reduce number of cottages used for Park Operations.
- ❑ Don't adapt entire cottages as restrooms (prefer new buildings).
- ❑ Creatively use garages for adaptive uses.
- ❑ Combine park interpretation and community educational programs.
- ❑ (A few participants oppose any Park Operations and Interpretation Program)

**Workshop #2 Results: Overnight Cottage Rentals Program**

**Number of cottages:** The average number of cottages recommended for this program by individual respondents: **25-26 cottages**

**Phase 1:** The percentage of respondents or consensus tables supporting this program being implemented in the first phase of development.

Individual Input: **40-43%**      Consensus Table Input: **33%**

**Location of Program in Central Area:** The percentage of respondents or consensus tables supporting this program being located in the "Hollow" and in the "Historic District Center"

Individual Input: No clear data      Consensus Table Input: No clear data

**The more common comments and concerns expressed on the surveys, received in letters, or made in the consensus table presentations:**

- ☐ Make rentals rustic and affordable.
- ☐ Use cottages with best views.
- ☐ Adapt some cottages as dorm-like overnight rentals for youth groups and hostellers.
- ☐ Concern with impact of overnight visitors on cultural and natural resources and on ambiance.
- ☐ Limit overnight stays.
- ☐ (A few participants oppose any Overnight Cottage Rentals Program)

## Workshop #2 Results: **Culture, Arts, Research, and Environmental Program**

**Number of cottages:** The average number of cottages recommended for this program by individual respondents: **3-4 cottages**

**Phase 1:** The percentage of respondents or consensus tables supporting this program being implemented in the first phase of development.

Individual Input: **24-26%**      Consensus Table Input: **13%**

**Location of Program in Central Area:** The percentage of respondents or consensus tables supporting this program being located in the “Hollow” and in the “Historic District Center”

Individual Input: **17-18%**      Consensus Table Input: No clear data

**The more common comments and concerns expressed on the surveys, received in letters, or made in the consensus table presentations:**

- ☐ Integrate park interpretation and CARE educational programs, administration, and facilities.
- ☐ Interest in having State Parks oversee all interpretive and educational programs
- ☐ This program can use informal facilities.
- ☐ These functions can be done outside Historic District.
- ☐ (Some participants oppose any Culture, Arts, Research, and Environmental Program)

## Workshop #2 Results: **Beach Store/Snack Bar/Soda Fountain Program**

**Number of cottages:** The average number of cottages recommended for this program by individual respondents: **1 cottage**

**Phase 1:** The percentage of respondents or consensus tables supporting this program being implemented in the first phase of development.

Individual Input: **25-26%**      Consensus Table Input: **27%**

**Location of Program in Central Area:** The percentage of respondents or consensus tables supporting this program being located in the “Hollow” and in the “Historic District Center”

Individual Input: **29-31%**      Consensus Table Input: No clear data

**The more common comments and concerns expressed on the surveys, received in letters, or made in the consensus table presentations:**

- ☐ Use Yacht Club as Store and food concession (interpret historic use).
- ☐ Concern with trash. (some oppose any Beach Store/Snack Bar/Soda Fountain Program)

## ***What we'll do with this information***

Staff is now using the input from Workshop #2 along with other public input, planning information, and constraints to write the draft *Crystal Cove Historic District Preservation and Public Use Plan*. The goal of this comprehensive yet flexible plan is to guide the preservation of Crystal Cove's resources and complete the transition of Crystal Cove to full public use. The plan will provide specific recommendations for first phase development and more general recommendations for later development.

The results of Workshop #2 show general public support for staff's draft proposal as laid out in the two documents explored by the public before and during the workshop (the "*Public Use Vision for the Crystal Cove Historic District*" and the "*Preliminary Assessment of Facility Requirements for Implementing Crystal Cove Historic District Public Use Programs.*") The average number of cottages recommended by workshop participants approximated the lower estimate proposed by the planning staff in the "Facility Assessment" document. The workshop results also strongly support implementing park operation and interpretative programs in the first phase of development in the "Hollow" and in the "Historic District Center."

The planning team is exploring how to address in the draft plan the major public concerns we summarized in this newsletter. This draft plan is scheduled for public comment through the California Environmental Quality Act (CEQA) public review process in late Spring 2002. Once CEQA review is completed the plan and CEQA documents will be presented to the State Parks and Recreation Commission for their consideration.

As a part of the Department's current Interim Plan project efforts, several studies in Crystal Cove will be completed in the next few months to provide more information on the project site. These studies include:

1. A wave uprush and creek hydrology study to identify issues with the Crystal Cove beachfront and Los Trancos Creek area.
2. A geotechnical investigation and analysis study to identify any geologic hazards in the area.
3. A utilities feasibility study to plan utilities service for implementation of the Preservation and Public Use Plan.

Once the Crystal Cove Preservation and Public Use Plan has been submitted to the State Parks and Recreation Commission for their review and approval, the plan will then be submitted to the California Coastal Commission for their review and approval. This approval will be needed for a Crystal Cove implementation project to proceed.

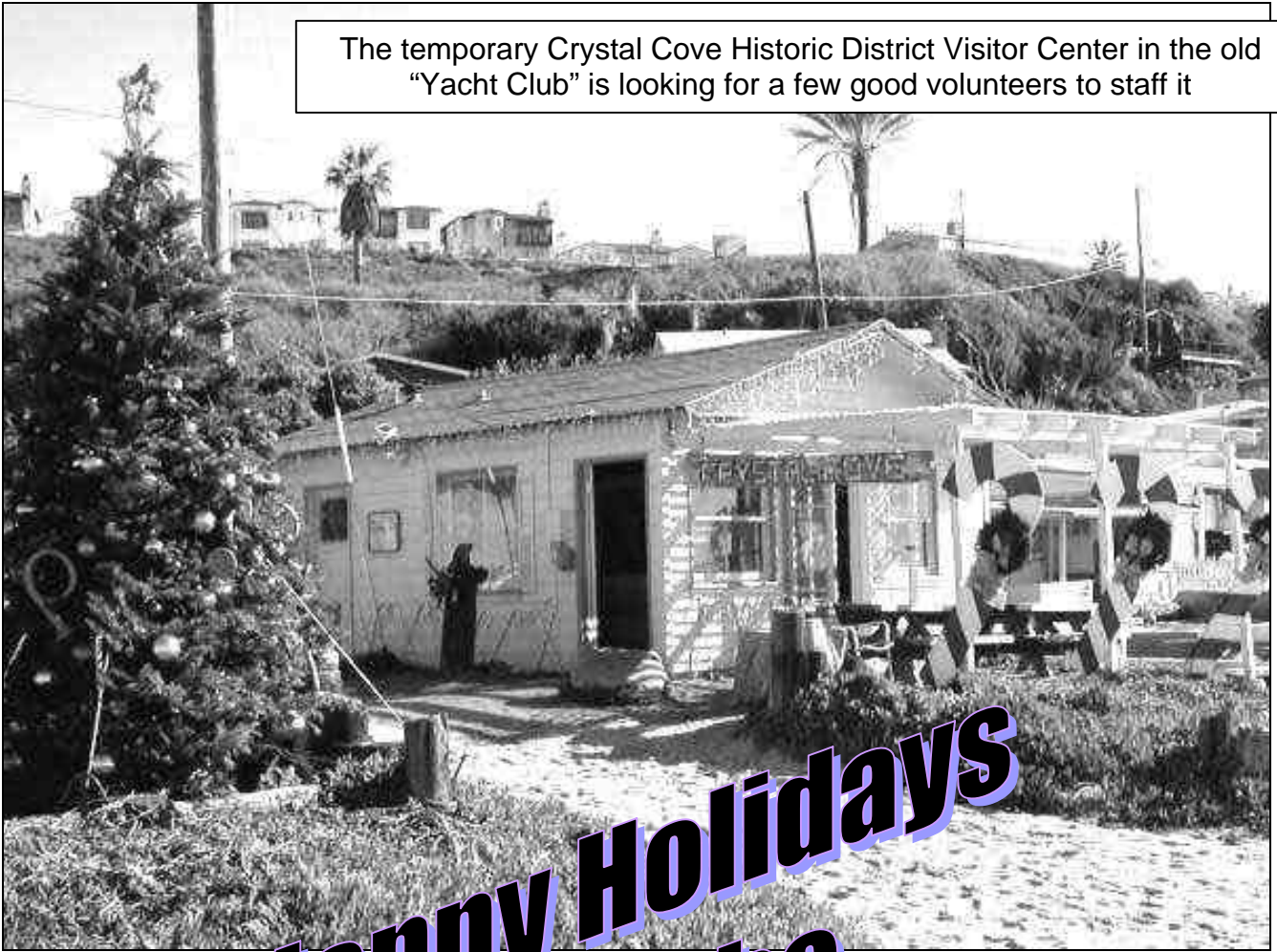
### ***For more information***

If you are not currently on our mailing list, and would like to receive the newsletter or future planning information, or if you wish to send written comments, please contact us at this address:

CALIFORNIA STATE PARKS, Northern Service Center  
P.O. Box 942896  
Sacramento, CA 94296-0001  
Attn: Alan Tang  
Telephone: (916) 445-8906

For park information, programs, and current work, please call the Crystal Cove State Park Office at: (949) 494-3539.

The temporary Crystal Cove Historic District Visitor Center in the old "Yacht Club" is looking for a few good volunteers to staff it



**Happy Holidays  
from the  
State Park  
Planning Team!**